Peter David Properties Ltd

Residential Sales and Lettings

34 Farriers Way

Lindley, Huddersfield, HD3 3GG

Offers in the region of £450,000

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Entrance Hallway
Enter this stunning property through a stylish composite front door into a light and spacious entrance hallway with mosaic tiled flooring and stairs rising to the first floor accommodation. Access to living room, kitchen/diner, WC and study. Benefiting from under stairs storage.

Ground floor WC
A modern ground floor WC with laminate flooring and wash basin with tiled splash back.

Study
A useful study room with PVCu window to front aspect. This room could be used to serve a variety of purposes such as a playroom or a snug.

Living Room
A spacious living room with PVCu bay window to front providing plenty of natural light.

Open plan Kitchen/Diner Family Room
This open plan kitchen/diner is an ideal family room and truly is the hub of the house. A two story extension was built in 2021 providing this fantastic space. The kitchen diner has laminate flooring flowing throughout, hi-gloss matching wall and base units and wood effect laminate worksurfaces. Integrated appliances comprise of: an eye level double electric oven, a five ring gas hob, an extractor, a fridge freezer, a dishwasher, a washing machine and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. The dining area has ample space for a large family dining table and benefits from a feature inset fitted oak cupboards across one wall. An archway goes through to the new extension which provides further family living space and benefits from PVCu bi-folding doors which open up to the rear garden.

Landing
A grey carpet flows up the stairs and throughout the first floor. Access to all bedrooms and house bathroom and a useful storage cupboard.

Master Bedroom
A luxury and spacious master bedroom with fitted wardrobes. PVCu window to front elevation and access to en-suite.

En-Suite
A luxury partially tiled en-suite bathroom with tiled flooring. Comprising of: WC, hand basin and a large double shower with glass doors. Benefiting from a mirrored cabinet, glass shelving and a chrome towel rail. PVCu privacy window to front elevation.

Bedroom Two
A second large double bedroom with PVCu window to front elevation.

Bedroom Three
A third double bedroom with PVCu window to rear elevation.

Bedroom Four
To the rear of the property is a further spacious double bedroom with a fitted wardrobe. PVCu window to rear aspect. Access to en-suite.

En-Suite
A fully tiled luxury bathroom with a concealed cistern WC, a hand basin and a shower cubicle with a glass door. PVCu privacy window to side elevation

Bedroom Five
A double bedroom with PVCu window to side elevation.

House Bathroom
A fully tiled luxury house bathroom with tiled flooring. Comprising of: WC, hand basin and bath with overhead shower and glass screen. Benefiting from an inset mirror and chrome towel rail.

Exterior

To the rear of the property there is a private and enclosed garden with a paved patio area, lawn and raised beds with shrubs. There is access down both sides of the property to the front. To the front is a tarmac driveway (parking for two cars) leading to a single detached garage. A paved pathway leads to the front door with lawns to either side.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

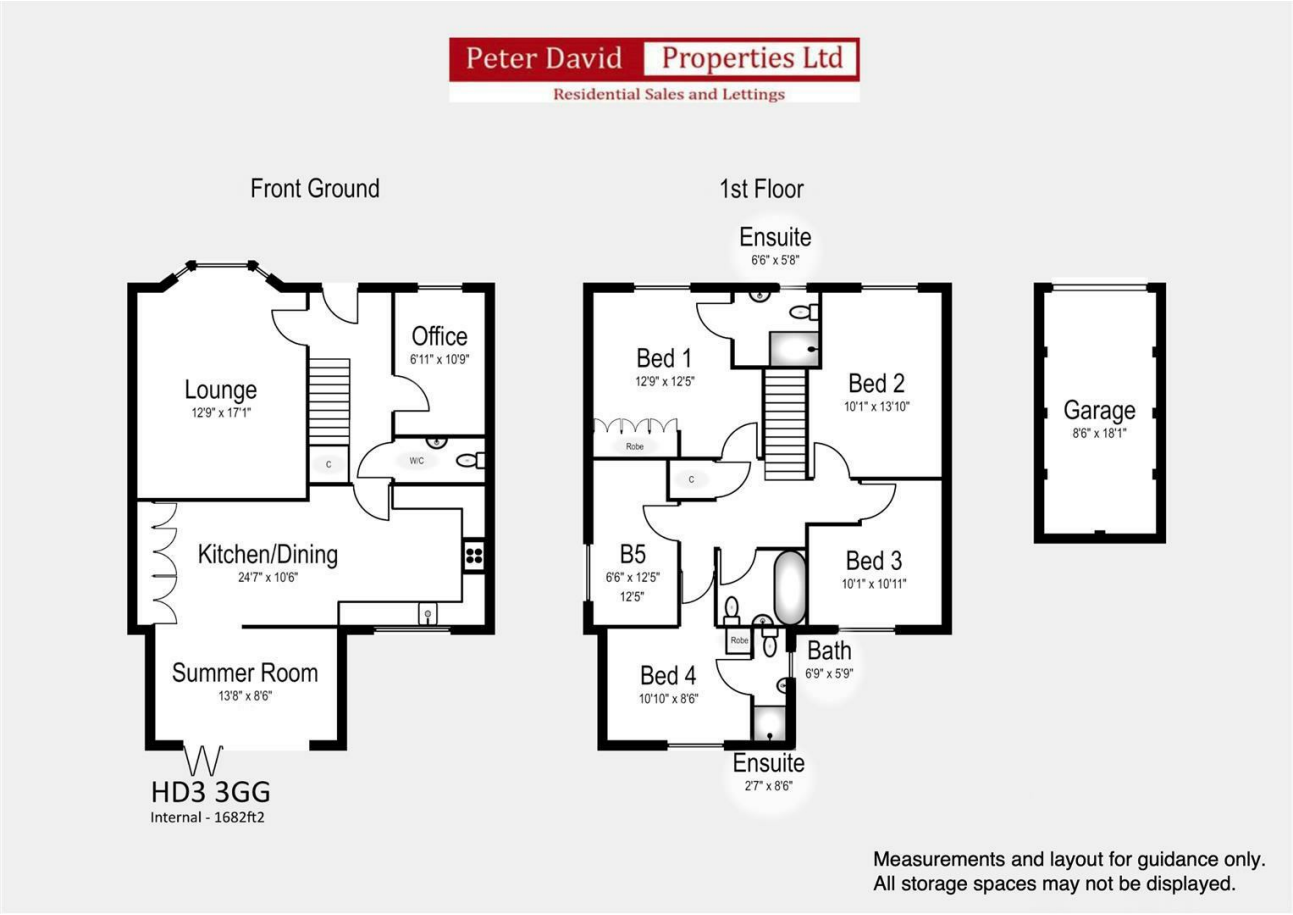
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

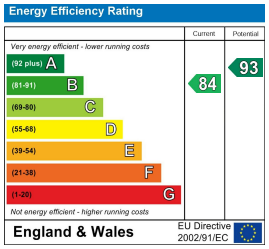
Floor Plan

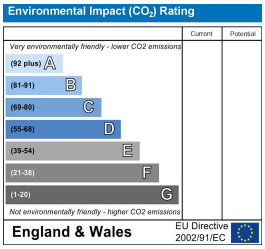


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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